

**SUBDIVISION REVIEW SHEET**

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**CASE NO.:** C8-2011-0154.SH

**Z.A.P. DATE:** August 7, 2012

**SUBDIVISION NAME:** Thornbury II

**AREA:** 67.233 acres

**LOTS:** 346

**OWNER/APPLICANT:** Travis Blue Goose Ltd.  
(Brian Saathoff)

**AGENT:** Lakeside Engineers  
(Chris Ruiz)

**ADDRESS OF SUBDIVISION:** Blue Goose Road

**GRIDS:** Q-28/29

**COUNTY:** Travis

**WATERSHED:** Decker Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** PUD

**PROPOSED LAND USE:** Single Family, R.O.W., Open Space

**SIDEWALKS:** Sidewalks are required on both sides of all interior streets and subdivision side of external roads as indicated on the plan.

**DEPARTMENT COMMENTS:** The request is for approval of a preliminary plan, namely Thornbury II. The proposed preliminary plan is composed of 346 (338 of these are to be small lot residential) lots on 67.233 acres.

This plan falls within the Manor I.S.D. area.

The plan includes trails as per Third Amendment to Austin M.U.D.s 1, 2 and 3 (See "Exhibit A" attached).

**STAFF RECOMMENDATION:** Staff recommends approval of this preliminary plan. This plan meets all applicable City of Austin Land Development and State Local Government requirements.



**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Sylvia Limon  
Email address: [sylvia.limon@ci.austin.tx.us](mailto:sylvia.limon@ci.austin.tx.us)

**PHONE:** 974-2767

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 Subject Tract  
 Base Map

CASE#: C8-2011-0164.SH  
ADDRESS: Blue Goose Road



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





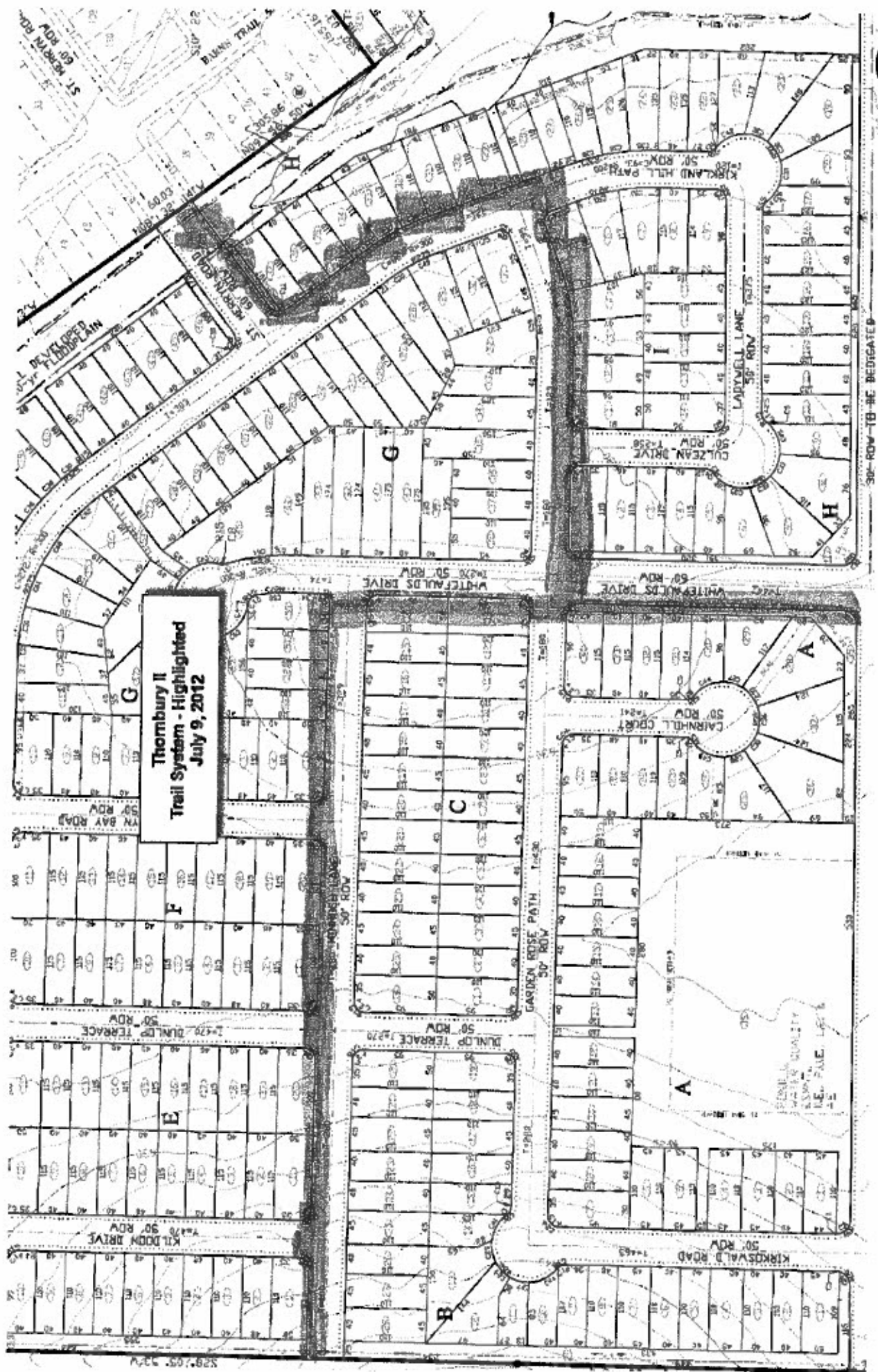


EXHIBIT "A" ①

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Thornbury II - Preliminary Plan  
Legend - Trail System highlighted  
July 9, 2012

## LEGEND




A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.L.E.	SIGHT LINE EASEMENT
.....	4' SIDEWALK
	6' SIDEWALK/TRAIL ROUTE
	BUILDING SETBACK
	EASEMENT LINE
B	BLOCK NAME

EXHIBIT "A" ③

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# **PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2011-0154.SH

Contact: Sylvia Limon, 512-974-2767

Yolanda Parada, 512-974-2784

Public Hearing: Zoning and Platting Commission, July 3, 2012

John McCullough, Sr. VP

Austin H&B Residential Properties, L.P.

Your Name (please print)



*All properties owned by Austin H&B Residential Properties, L.P. are subject to the City of Austin's Branch PUD*

*Intelligent*

Signature

6-20-12

Date

Daytime Telephone: 512-415-7600

Comments: *The proposed preliminary plan does not appear to conform with certain requirements of the Branch PUD. Specifically, the separation of the trail system is shown in the proposed preliminary plan for Monday 11.*

*This request will be made on the trail of the hearing. I am a special documenter of the COA approval.*

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept., 14th Floor

Sylvia Limon

P.O. Box 1088

Austin, TX 78767-8810

*However this PD should be corrected*

*for inclusion by the PUD*

*Argument.*

*Wuz*